

MANHATTAN BUSINESS PARK

CONTACTS: Manhattan Area Chamber of Commerce
Manhattan Economic Development - 501 Poyntz Avenue, Manhattan, KS 66502 - 785.776.8829 - manhattan.org

LOT 24

Lot Area: 2.755 Acres

5950 Corporate Drive
Manhattan, KS 66503

SITE DESCRIPTION	PROPERTY AND AREA DESCRIPTION
Total Business Park Area177 Acres	Approximate Max Building Size55,000sq. feet
Developed Area57 Acres	Parking RequirementsManufacturing: 2 stalls per 1,000sq. feet Warehouse: 1 stall per 2,000sq. feet
Available for Development120 Acres	Building Height Restrictions40 feet
ZONING: I-3 - LIGHT INDUSTRIAL	Max Lot Coverage Allowed50%
Potential UsesLight Manufacturing, Research Facilities, State/Municipal Facilities, Professional Offices, Warehousing	On-Site DetentionNone Required
Within City LimitsManhattan	UTILITIES
Additional Zoning Overlay DistrictsCorporate Tech Park Covenants Overlay District Airport Overlay District	ElectricalWeslar Energy 12.47 kV Power Adjacent to Property
TRANSPORTATION	Natural GasKansas Gas Service
Site AccessPaved/Truck Acceptance	TelecommunicationsAT&T - SONET Ring
Nearest 4-Lane HighwayK-18: 2 Miles	WaterCity of Manhattan 12" Main Line Adjacent to Property
Nearest InterstateI-70: 8 Miles	SewerCity of Manhattan 8" Trunk Line Adjacent to Property
Nearest Commercial AirportManhattan Regional Airport	GEOTECHNICAL REPORT
Rail ServedNo	Soil CharacteristicsLean to Fat Clay and Clayey Silt
TAX INFORMATION	SoilHigh Constructability Rating
Total Mill Rate148.558 Mills	Subgrade Preparation NeededStandard Methods (Strip Topsoil, Moisture Conditioning, Recompaction and Proofrolling)
Assessment Rate25%	Water Table Depth9 Feet +/-
Specials\$4,812.42/Year (Expires 2020)	Phase I EnvironmentalCompleted Dec. 16, 1996
Sales Tax Rate8.95%	

Zoning:	Industrial-Light
Adjacent Available Acres:	120
Setting:	Industrial Park
Within City Limits:	Yes
Last Updated:	Jan 24, 2021

Economic Development Contact

Daryn Soldan
Manhattan Area Chamber of Commerce
501 Poyntz
Manhattan, Kansas 66502
(785) 776-8829 | daryn@manhattan.org

Realtor/Owner Contact

City of Manhattan

Property and Area Description

The Manhattan Business Park is a 190-acre state-of-the-art development located next to Manhattan Regional Airport. The Business Park offers businesses immediate access to four-lane highways via K-18 and is located just minutes from I-70. Available Business Park land is owned by the City of Manhattan. All major utility and street infrastructure is in place to serve your business.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: K-18 (2 mi.)
Nearest Interstate: I-70 (8 mi.)
Nearest Airport: Manhattan Regional Airport (1 mi.)
Nearest Commercial Airport: Manhattan Regional Airport (1 mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Every
Natural Gas: Kansas Gas Service
Water: City of Manhattan
Sewer: City of Manhattan
Telecommunications: AT&T - SONET Ring

Property Images

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Within City Limits	Manhattan
Additional Zoning Overlay Districts	Corporate Tech Park Covenants Overlay District Airport Overlay District

TRANSPORTATION

Site Access	Paved:Truck Acceptance
Nearest 4-Lane Highway	K-18: 2 Miles
Nearest Interstate	I-70: 8 Miles
Nearest Commercial Airport	Manhattan Regional Airport
Rail Served	No

TAX INFORMATION

Total Mill Rate	148.558 Mills
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Specials	\$4.81242/Year (Expires 2020)
Sales Tax Rate	8.95%

PROPERTY AND AREA DESCRIPTION

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Max Lot Coverage Allowed	50%
On-Site Detention	None Required

UTILITIES

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Natural Gas	Kansas Gas Service
Telecommunications	AT&T - SONET Ring
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Sewer	City of Manhattan 8" Trunk Line Adjacent to Property

GEOTECHNIC REPORT

Soil Characteristics	Lean to Fat Clay and Clayey Silt
Soil	High Constructability Rating
Subgrade Preparation Needed	Standard Methods: (Strip Topsoil, Moisture Conditioning, Recompaction and Proofrolling)
Water Table Depth	9 Feet +/-
Phase I Environmental	Completed Dec. 16, 1996

Daryn Soldan | Director | Greater Manhattan Economic Partnership
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